

## ATTACHMENT 04



Air Pollution Control District  
San Luis Obispo County

May 11, 2015

Brian Pedrotti  
SLO County Department of Planning & Building  
South County Team/Development Review  
County Government Center  
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding DRC2014-00131, MARINAL, 71 Unit Hotel, Proposed Conditional Use Permit

Dear Mr. Pedrotti,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of a Proposed Conditional Use Permit for a 71 room hotel with a total of 38,500 square foot. The site location is 549 Hill Street in Nipomo. Total disturbed area is 1.2 acres of a 1.2 acre parcel. APN 092-579-004

*The following are APCD comments that are pertinent to this project.*

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each.

**Please address the action items contained in this letter, with special attention to items that are highlighted by bold and underlined text.**

**CONSTRUCTION PHASE IMPACTS - Below Threshold**

The APCD evaluated the construction impacts of this project using the most recent CalEEMod computer model (used for estimating construction emissions related to the development of land uses). The modeling results indicate that the construction phase impacts will likely be less than the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook (available at the APCD web site: [www.slocleanair.org](http://www.slocleanair.org)) **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

**Dust Control Measures**

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **APCD staff recommends the following measures be incorporated into the project to control dust:**



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Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

#### Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc.).

**To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**



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#### Construction Phase Idling Limitations

Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions. **To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:**

#### California Diesel Idling Regulations

- a. **On-road diesel vehicles** shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
  1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
  2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- b. **Off-road diesel equipment** shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation.
- c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.
- d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: [www.arb.ca.gov/msprog/truck-idling/2485.pdf](http://www.arb.ca.gov/msprog/truck-idling/2485.pdf) and [www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf](http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf).

#### Truck Routing

Proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk needs to be evaluated.

#### Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to**



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**any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

#### Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at (805) 781-5912.

#### Demolition of Asbestos Containing Materials

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during the demolition or remodeling of existing buildings or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

#### **OPERATIONAL PHASE IMPACTS - Below Threshold**

Based on the operational phase emission estimates using Table 1-1 in the APCD's 2012 CEQA Handbook, the operational phase would likely be less than the APCD's significance threshold values identified in Table 3-2 of the CEQA Air Quality Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

#### Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

**If you have any questions about approved wood burning devices, please contact the APCD Enforcement Division at (805) 781-5912.**

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Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Gary Arcemont  
Air Quality Specialist

GJA/lmg

cc: Tim Fuhs, Enforcement Division, APCD  
Robert Winslow, Agent, Robert@civil-studio.com

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ATTACHMENT 04  
SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

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**MEMORANDUM**

Date: May 4, 2015  
To: Brian Pedrotti, Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2014-00131, Marinai CUP, Hill St., Nipomo, APN 092-579-004**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

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**PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:**

1. A Drainage Plan.
2. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.
3. The applicant may consider contacting Public Works to discuss entering into a reimbursement agreement to construct supplemental Hill Street frontage improvements equal to their future Road Improvement Fees.

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**Public Works Comments:**

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 22.54.030 D. However, there is no guarantee that a waiver will be granted.
- B. The proposed project is within the South County Area 1 Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and needs to be reviewed at this time. The

applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.

- D. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new stormwater/PCR+Handbook+1.1.pdf>

### **Recommended Project Conditions of Approval:**

#### **Access**

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
  - a. Street plan and profile for widening **Hill Street** to complete the project side of an A-2 urban street section with bike lanes and continuous center left turn lane fronting the property. The design must conform to tentative plans for Tract 2312 and the future curved realignment of Mary Ave and Hill St, on file with the Public Works Department.
  - b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk-Recorder upon review and approval by Public Works.
  - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
  - e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.



3. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
4. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
5. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

#### Fees

6. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 1 Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

#### Drainage

7. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage of the Land Use Ordinance. All drainage must be retained on-site and the design of the basin shall be approved by the Department of Public Works.
8. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
9. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
10. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.
11. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.



Stormwater Control Plan

12. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
13. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
14. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Offers

15. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.



**Re: DRC2014-00131 MARINAI, South County E-Referral, CUP, Nipomo** 

**Michael Stoker** to: Brian Pedrotti

05/04/2015 01:20 PM

Cc: Cheryl Journey, Stephen Hicks, Charles Moloney, Martin Mofield

From: Michael Stoker/Planning/COSLO

To: Brian Pedrotti/Planning/COSLO@Wings

Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Charles Moloney/Planning/COSLO@Wings, Martin Mofield/Planning/COSLO@Wings

Brian,

Please find the building departments comments for DRC2014-00131 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed is the construction of a three story, 71-unit hotel of 38,500 sq. ft. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) A pre application meeting may be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 3) The occupancy classification and Type of Construction will need to be noted on the cover sheet of the plans.
- 4) Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508.
- 5) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
- 6) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
- 7) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 8) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 9) The accessibility elements throughout will need to be shown on the plans to comply with CBC, including Chapter 11B. (I.e. accessible parking, path of travel, restroom design, elevator, accessible amenities, rooms, etc.)
- 10) Provide plans which clearly show the structural design for the podium construction to verify compliance with the 2013 California Building Code and

referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.

- 11) A grading permit and SWPPP plan may be needed for this project.
- 12) The pool will need to be under a separate permit. However, it can be included within the hotels building plans. Please provide the safety features and structural design to verify compliance with the CBC.
- 13) Health Department approval will be needed for approval of the pool.
- 14) The elevator will need to be sized to accommodate a gurney (24" x 84") per CBC 3002.4a, unless complying with one of the 5 exceptions found within this specific code section.
- 15) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the 2013 versions of the California Electrical, Plumbing, and Mechanical Codes.
- 16) Energy Calculations will need to be provided to verify compliance with 2013 California Energy Code.
- 17) Compliance with the 2013 California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
- 18) The building will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

Thanks

Michael Stoker  
Building Division Supervisor, CAsp  
805.781.1543







635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
[www.calfireslo.org](http://www.calfireslo.org)

Robert Lewin, Fire Chief

## COMMERCIAL FIRE PLAN REVIEW

May 15, 2015

County of San Luis Obispo  
Department of Planning and Building  
South County Team Brian Pedrotti  
County Government Center  
San Luis Obispo, CA. 93408

Subject: DRC2014-00131

MARINAI – Proposed conditional use permit for a three story, 71 unit hotel with a total of 38,500 Square feet. Site location is Hill Street Nipomo. APN 092-579-004

I have reviewed the project referral information submitted for the proposed three story hotel in Nipomo. The project is located within a **“moderate”** fire hazard severity zone with a minimum **5** minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

### **Concerns**

***The proposed project will generate an increase in emergency responses required from the Nipomo Fire Station. Similar to other recent proposed large projects in Nipomo, this project will continue to add call volume at a station that is currently handling a high volume of calls, and simultaneous requests for emergency service. Previous, current, and future projects, particularly those that are known to generate significant additional needs for emergency response, have a strong potential to add a cumulative impact on emergency services staffing and public services within the community.***

***County Fire has two person engine companies. The magnitude of the proposed project will impose operational challenges to fire operations. Therefore, additional fire service features, protected stairwell to roof, fire detection and extinguishment systems are required.***

### **Public assemblage and events**

Special events must first complete all requirements pursuant to San Luis Obispo County Land Use ordinance and building permit requirements prior to Fire Department review.

Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.

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A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250.

A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event. If modifications or additions to the event areas are made, an updated permit & inspection must be completed.

When the fire code official determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants, and fire apparatus access roads or where such gatherings adversely affect public safety services of any kind, the fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety. Submittal requirements can be found on line at [www.calfireslo.org](http://www.calfireslo.org)

### **Fire Safety and Evacuation Plans**

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

### **Roof Access:**

New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or other access to the roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

### **Solar Photovoltaic systems:**

Solar systems shall be installed in accordance with sections 605.11.1-605.11.4. Marking is required on interior and exterior Direct Current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects.

Solar components shall be located as close to the hip, ridge, or valley or directly possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows, doors and must be located over strong points where access point does not conflict with overhead obstacles such as trees wires or signs.

There shall be a six (6) foot wide clear perimeter around the edges of the roof unless either axis of the building is 250 feet then 4 (4) foot clear perimeter is permitted. Smoke ventilation operations requires distance between arrays shall be eight foot or greater in width OR a four foot or greater pathway and bordering roof skylights, or smoke and heat vents OR a four (4) foot or greater and a bordering four foot by eight (8) foot "venting cutouts" every 20 feet on alternating sides of the pathway.

### **Water Supply Connection:**

A will serve letter from the local water purveyor must be submitted to CAL FIRE prior to final of this project. The number and distribution of hydrants must meet CFC section 507. A Fire protection Engineer must design the master fire protection plan Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

### **Hydrant locations**

***A Master fire protection plan including locations of on-site and access road hydrants, water storage, fire pumps and fire protection systems must be designed by a licensed Fire Protection Engineer.***

***A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>***

### **Fire Command Center**

A fire command center shall be provided in accordance with CFC Chapter 5 section 508.

### **Emergency responder radio coverage**

All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

### **Elevator operation**

Elevators shall be in accordance with CFC section 607. New elevators shall be provided with phase I emergency recall and Phase II emergency in-car operation in accordance with California Code of regulations, Title 8 Division 1, Chapter 4, Subchapter 6, Elevator Safety orders.

### **Automatic Sprinkler System**

An automatic Sprinkler system is required. A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California.

### **Fire Alarms**

A licensed alarm company shall monitor the fire sprinkler and alarm system. The alarm system shall terminate at a 24-hour monitoring point (CFC Chapter 15 - Section 907). Two sets of plans shall be submitted to the County Fire Department for review and approval. Sprinkler System Supervision and Alarms

All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

### **Fire Department Connections**

The fire department connections (FDC) supporting the required fire sprinkler systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building. The Registered Fire Protection Engineer shall design the fire sprinkler system accordingly.

### **Standpipe Systems**

Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access and in any parking structure.

A building that is greater than 20,000 square feet (1.858 m<sup>2</sup>) of floor area and greater than 18 feet (5.49 m) in height shall have a dry or wet standpipe system with a 2 1/2 inch (64 mm) outlet at the roof near the roof access. Location of the outlet and the fire department connection to the standpipe shall be labeled and approved by the fire code official.



**Smoke removal system:**

A smoke control system is required to control the migration of products of combustion in accordance with section 909 and provisions of this section. Smoke control shall restrict the movement of smoke to the general area of fire origin and maintain means of egress in a usable condition. CFC 914.5.2

**Commercial Cooking Operations**

California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:

- 1) Wet chemical extinguishing system, complying with UL 300.
- 2) Carbon Dioxide extinguishing systems
- 3) Automatic Fire Sprinkler Systems

**Exiting:**

All egress and exiting components shall comply with Chapter 10 CFC. Security fencing around the structure must provide clear and unobstructed exit pathways to gates installed with panic hardware, to ensure uninhibited egress away from structure and enclosures.

**Defensible Space and Construction Type:**

Each building site will be built with a "Defensible Space". PRC 4291 requires all structures to provide a 100 foot clearance free of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. The construction type should be designed to withstand a wildfire. All landscaping should be of fire resistive plants, preferably natives.

**Fire Lane:**

***A fire lane is required on all sides of structure in accordance with CFC Chapter 5.***

**Secondary Access Road required**

***More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.***

The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.

- Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs are required.
- Fire lanes shall be provided as set forth in Chapter 5 CFC.
- Fire access shall be provided to within 150 feet of the outside building perimeter.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support Fire Apparatus.
- Vertical clearance of 13'6" is required.

**Emergency Access:**

All commercial buildings and gates shall install a Knox key box and gate switch for fire department emergency access – CFC Section 506.1. The box and switch shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 593-3490.

**Gates:**

- Must be setback a minimum of 30 feet from the SLO County maintained road
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 593-3490.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

**Addressing:**

Address numbers must be legible from the roadway on all buildings. They shall be of a contrasting background and a minimum of 8 inches high with a 1/2" stroke for commercial projects. All occupancies shall have a distinct address.

A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. All addressing and placement of street or road signs shall be done in accordance with CFC Section(s) 505.1 and 505.2.

**Signage:**

Designated mechanical, electrical, and fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs shall be constructed of durable materials, permanently installed and readily visible. CFC section 509.

**Portable Fire Extinguishers:**

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

**Combustible waste material:**

Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire. CCR Title 19 Division 1.

Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with CFC section 903.

**Storage, Stockpiles and Enclosures**

Storage containers and or maintenance structures and/or rooms must meet all applicable CFC requirements and NFPA 704 required placarding.

**Fire Safety during Construction:**

Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Please call me with questions.

Sincerely,

Laurie Donnelly  
Battalion Chief/Fire Marshal  
805-593-3422  
[Laurie.Donnelly@fire.ca.gov](mailto:Laurie.Donnelly@fire.ca.gov)

cc: Rob Marinai



## COALITION PARTNERS:

Arroyo Grande Community Hospital  
 Boys and Girls Club – South County  
 Cal Poly University  
     Art and Design Department  
     Center for Sustainability  
     Food Science & Nutrition Department  
     Kinesiology Department  
     Landscape Architecture Department  
 STRIDE  
 CenCal Health  
 Central Coast Ag Network  
 City of San Luis Obispo  
     Parks and Recreation Department  
 Community Action Partnership of  
     SLO County, Inc.  
 Dairy Council of California  
 Diringier Associates  
 Equilibrium Fitness  
 First 5 Commission of SLO  
 French Hospital Medical Center  
 Juiciful Creative Consulting  
 Kennedy Club Fitness  
 Lillian Larsen Elementary School  
 Living the Run  
 Lucia Mar Unified School District  
 Network for a Healthy California –  
     Gold Coast Region  
 North County Farmers Market Assoc.  
 Oceano Community Center  
 Paso Robles Library & Recreation Services  
 Rideshare – Safe Routes to School  
 San Luis Sports Therapy  
 San Miguel Joint Unified School District  
 San Miguel Resource Connection  
 SLO Bicycle Coalition  
 SLO Council of Governments  
 SLO County Board of Supervisors  
 SLO County Health Commission  
 SLO County Office of Education  
 SLO County Parks  
 SLO County Planning and Building  
 SLO County Public Health  
 SLO Food Bank Coalition  
 The Community Foundation SLO County  
 UC Cooperative Extension  
 YMCA of SLO County

May 18, 2015

TO: Brian Pedrotti, San Luis Obispo County Planning  
 FROM: HEAL-SLO - Healthy Communities Work Group  
 RE: DRC2014-00131 MARINAI

The Healthy Communities Work Group has reviewed the proposed conditional use permit and is in support of this proposal.

We see no negative health impacts; this development supports infill and the local economy. A strategic approach to infill development will decrease dependence on motor vehicles, which in turn will diminish higher levels of congestion thereby reducing motor and pedestrian injuries and deaths.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

*HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.*